101.0	0005	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	669,700	/	669,700
USE VALUE:	669,700	/	669,700
ASSESSED:	669,700	/	669,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KUHN MICHAEL
Owner 2:	
Owner 3:	
Street 1:	27 GREELEY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COSTEY GEORGE E/ESTATE -
Owner 2:	-
Street 1:	27 GREELEY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,236 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Wood Shingle Exterior and 1414 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7236.000	223,700		446,000	669,700
Total Card	0.166	223,700		446,000	669,700
Total Parcel	0.166	223,700		446,000	669,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.49 | /Parcel: 473.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	65299
GIS Ref	
GIS Ref	
Insp Date	12/17/08

!8106!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	223,700	0	7,236.	446,000	669,700	669,700	Year End Roll	12/18/2019
2019	101	FV	236,000	0	7,236.	452,300	688,300	688,300	Year End Roll	1/3/2019
2018	101	FV	236,000	0	7,236.	337,700	573,700	573,700	Year End Roll	12/20/2017
2017	101	FV	236,000	0	7,236.	305,800	541,800	541,800	Year End Roll	1/3/2017
2016	101	FV	236,000	0	7,236.	293,100	529,100	529,100	Year End	1/4/2016
2015	101	FV	180,200	0	7,236.	248,500	428,700	428,700	Year End Roll	12/11/2014
2014	101	FV	180,200	0	7,236.	235,700	415,900	415,900	Year End Roll	12/16/2013
2013	101	FV	180,200	0	7,236.	224,300	404,500	404,500		12/13/2012

PRINT

Date	Time
12/10/20	22:41:33

LAST REV

Date	Time
06/07/17	15:14:20
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8106

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTEY GEORGE E	1416-123		5/31/2012		465,000	No	No		
	1083-18		6/1/1991		120,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2015	714	Redo Kit	15,000					Remove and replace
3/18/2015	710	Re-Roof	16,975					Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2015	Permit Insp	PC	PHIL C
8/30/2012	MLS	EMK	Ellen K
12/17/2008	Meas/Inspect	163	PATRIOT
11/20/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	256	PATRIOT
8/5/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	65299
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7236		Sq. Ft.	Site		0	70.	0.88	5									445,955						446,000	

Total AC/HA:	0.16612	Total SF/SM:	7236	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	445,955	Spl Credit		Total:	446,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	85500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	303927
Depreciation:	80237
Depreciated Total:	223690

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

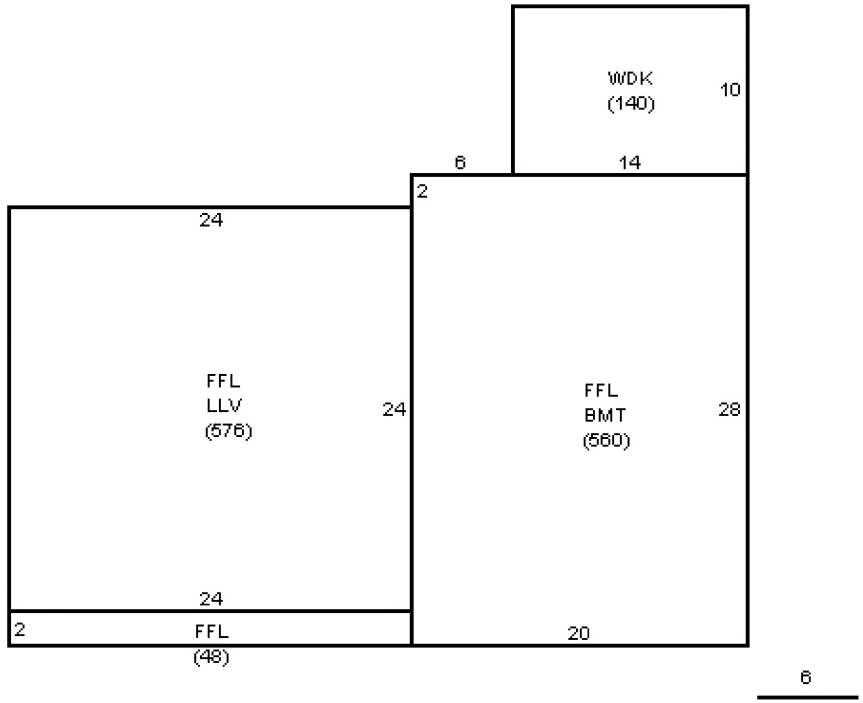
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	90.93
Final Total:	223700	Val/Su SzAd	188.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,184	128.240	151,833
LLV	Lower Level	576	75.020	43,211
BMT	Basement	560	38.470	21,544
WDK	Deck	140	13.140	1,840

Net Sketched Area:	2,460			Total:	218,428
Size Ad	1184	Gross Are	2460	FinArea	1414

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0005-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	